Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb or locality and postcode

45 Explorers Road, Yinnar South Vic 3869

Indicative selling price

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For the meaning of this	nrica saa	consumer vic dov au	/underguoting
For the meaning of this	phice 3cc	consumer.vic.gov.au	/ under quoting

Single price \$875,000

Median sale price*

Median price	Pro	operty Type		S	Suburb	Yinnar South
Period - From	to		Sou	urce		

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property		Price	Date of sale
1	145 Creamery Rd YINNAR 3869	\$945,000	06/09/2023
2	10 Outlook Dr JEERALANG JUNCTION 3840	\$925,000	13/12/2023
3	195 Creamery Rd YINNAR 3869	\$852,000	22/08/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:

24/01/2024 11:12

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.







Property Type: Lifestyle Property (Rur) Land Size: 20234.3 sqm approx Agent Comments Jesse Watson 03 5133 7777 0421 337 777 jessew@fncentralkw.com.au

> Indicative Selling Price \$875,000 No median price available

Comparable Properties

145 Creamery Rd YINNAR 3869 (VG) Image: 1 3 Image: 1 Image: 1 3 Image: 1 Image: 1 Image: 1 Price: \$945,000 Image: 1 Image: 1 Image: 1 Method: Sale Image: 2 Image: 1 Image: 1 Date: 06/09/2023 Image: 1 Image: 2 Image: 1 Property Type: Hobby Farm < 20 ha (Rur) Image: 2 Image: 2 Land Size: 20200 sqm approx Image: 1 Image: 1	Agent Comments
10 Outlook Dr JEERALANG JUNCTION 3840 (REI) 4 2 2 2 Price: \$925,000 Method: Private Sale Date: 13/12/2023 Property Type: House Land Size: 40400 sqm approx	Agent Comments
195 Creamery Rd YINNAR 3869 (VG) Image: 4 Image: - Image: - Price: \$852,000 Method: Sale Date: 22/08/2023 Property Type: Hobby Farm < 20 ha (Rur)	Agent Comments

Account - First National Central KW | P: 03 5133 7777 | F: 03 5134 3634





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